

2 A Resolution of the Planning Commission Recommending  
3 Conditional Approval of the Conditional Use Request for an Accessory Dwelling  
4 Unit at Glacier Park Storage  
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6 Be it resolved by the Planning Commission of the Town of Frederick, Colorado:  
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8 Section 1. The Frederick Planning Commission finds that:

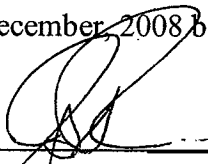
- 9 1.1 An application for a Conditional Use Request for an Accessory Dwelling  
10 Unit at Glacier Park Storage has been submitted.  
11 1.2 Said application was found to be complete through the review process.  
12 1.3 Said application was considered during a public meeting opened December 16,  
13 2008.  
14 1.4 Proper notice was given according to Section 4.5.6 of the Frederick Land Use  
15 Code.  
16 1.5 Said application can conform to the criteria of Sections 4.9.4 of the Frederick  
17 Land Use Code.

18 Section 2. This resolution constitutes the written report, findings and decision of the Town  
19 of Frederick Planning Commission.

20 Section 3. On the basis of the above, the Town of Frederick Planning Commission  
21 recommends approval of the application, subject to the following conditions:

- 22 1. The sidewalk, as shown in the approved site plan and located along Imperial Street, shall  
23 be installed prior to the issuance of any building permits for phase two of the  
24 development, or by September 30, 2010; whichever occurs first.  
25 2. An area consisting of two onsite parking stalls or alternatively two storage units shall be  
26 dedicated to and maintained for the Accessory Dwelling Unit for the office and  
27 residential use; excluding and in addition to the existing office parking at the entry.  
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29 This resolution approved this 16<sup>th</sup> day of December, 2008 by a vote of 5 to 0.  
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Chairman Jeff Roehrig, Planning Commission